



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600  
fax 614.410.4747  
[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**AUGUST 6, 2015**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** Victoria Newell moved, Chris Brown seconded, to accept the documents into the record.

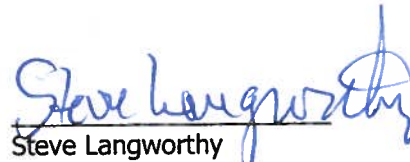
**VOTE:** 7 – 0.

**RESULT:** The documents were accepted into the record.

#### RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

#### STAFF CERTIFICATION

  
Steve Langworthy  
Director



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**AUGUST 6, 2015**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** Victoria Newell moved, Cathy De Rosa seconded, to approve the July 9, 2015 meeting minutes.

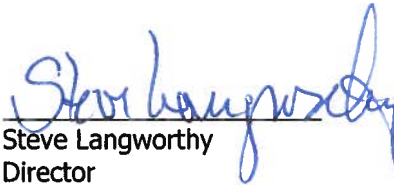
**VOTE:** 7 – 0.

**RESULT:** The July 9, 2015 meeting minutes were approved.

#### RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

#### STAFF CERTIFICATION

  
Steve Langworthy  
Director



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## PLANNING AND ZONING COMMISSION

## RECORD OF ACTION

**AUGUST 6, 2015**

**The Planning and Zoning Commission took the following action at this meeting:**

**1. BSD Commercial District – Home2 Hotel  
15-059BSD-DP/SP/MSP**

**5000 Upper Metro Place  
Development Plan/Site Plan  
Master Sign Plan**

Proposal:	The construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request:	Review and approval of Development Plan, Site Plan and a Master Sign Plan under the provisions of Code Section 153.066.
Applicant:	Nelson Yoder, Crawford Hoying Development Partners, represented by Melissa Spires, OHM Advisors.
Planning Contact:	Devayani Puranik, Planner II
Contact Information:	(614) 410-4662, dpuranik@dublin.oh.us

**MOTION:** Victoria Newell moved, Chris Brown seconded, to table this Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application at the request of the applicant.

**VOTE:** 7 – 0.

**RESULT:** The Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application was tabled.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

## STAFF CERTIFICATION

Devayani Puranik  
Devayani Puranik  
Planner II

## PLANNING AND ZONING COMMISSION

## RECORD OF ACTION

**AUGUST 6, 2015**

**The Planning and Zoning Commission took the following action at this meeting:**

**2. BSD Commercial District – Home2 Hotel  
15-062PP/FP**

**5000 Upper Metro Place  
Preliminary Plat/Final Plat**

Proposal:	The subdivision of a 2.57-acre site into two lots for a proposed hotel and future office building on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request:	Review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of Subdivision Regulations.
Applicant:	Nelson Yoder, Crawford Hoying Development Partners, represented by Melissa Spires, OHM Advisors.
Planning Contact:	Devayani Puranik, Planner II
Contact Information:	(614) 410-4662, dpuranik@dublin.oh.us

**MOTION:** Victoria Newell moved, Steve Stidhem seconded, to table this Preliminary Plat/Final Plat application at the request of the applicant.

**VOTE:** 7 - 0.

**RESULT:** This Preliminary Plan/Final Plat application was tabled.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

## STAFF CERTIFICATION

Devayani Puranik  
Devayani Puranik  
Planner II



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## **PLANNING AND ZONING COMMISSION**

### **RECORD OF ACTION**

**AUGUST 6, 2015**

The Planning and Zoning Commission took the following action at this meeting:

- 3. Thomas Kohler PCD, Subarea E - Emerald Town Center – Veterinary Clinic**  
**15-064AFDP/CU** **5601-5691 Woerner Temple Road**  
**Amended Final Development Plan/Conditional Use**

**Proposal:** A minor modification to the development text to permit office of Veterinarians and Animal Hospitals as a conditional use within an existing shopping center at the southeast corner of the intersections of Emerald Parkway and Woerner Temple Road. This is also a proposal for an existing tenant space to be used as a veterinary clinic.

**Request:** Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050 and a request for review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

**Applicant:** Michael Henricks, DMV

**Planning Contact:** Claudia D. Husak, AICP, Planner II

**Contact Information:** (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us)

**MOTION #1:** Victoria Newell moved, Chris Brown seconded, to approve this Minor Text Modification to modify the development text to include a provision to allow office of veterinarians as a conditional use in Subarea E of the Thomas Kohler Planned Commerce District, because it is minor in nature and as proposed use is compatible with existing uses in the shopping center area.

**VOTE:** 7 – 0.

**RESULT:** The Minor Text Modification was approved.

#### **RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

**MOTION #2:** Victoria Newell moved, Amy Salay seconded, to approve the Amended Final Development Plan because it complies with all the applicable review criteria.

**VOTE:** 7 – 0.

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**AUGUST 6, 2015**

The Planning and Zoning Commission took the following action at this meeting:

- 3. Thomas Kohler PCD, Subarea E - Emerald Town Center – Veterinary Clinic**  
**15-064AFDP/CU** **5601-5691 Woerner Temple Road**  
**Amended Final Development Plan/Conditional Use**

**RESULT:** The Amended Final Development Plan was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

**MOTION #3:** Victoria Newell moved, Amy Salay seconded, to approve the Conditional Use application because it complies with all applicable review criteria.

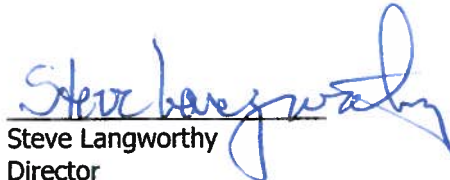
**VOTE:** 7 – 0.

**RESULT:** The Conditional Use was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

**STAFF CERTIFICATION**

  
Steve Langworthy  
Director



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**AUGUST 6, 2015**

The Planning and Zoning Commission took the following action at this meeting:

**4. Tuller Flats – Windows  
15-065MPR**

**4313 Tuller Road  
Minor Project Review**

Proposal: Window material substitution from aluminum to composite for the previously approved Tuller Flats residential development, on approximately 21 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive.

Request: Review and approval of a Minor Project Review under the provisions of Code Section 153.066.

Applicant: Casto Communities, Brent Sobczak

Planning Contact: Joanne Shelly, AICP, RLA, LEED BDF+C  
Urban Designer/Landscape Architect

Contact Information: (614) 410-4677, [jshelly@dublin.oh.us](mailto:jshelly@dublin.oh.us)

**MOTION:** Victoria Newell moved, Bob Miller seconded, to approve the Minor Project Review allowing for an alternative window material.

**VOTE:** 7 – 0.

**RESULT:** The Minor Project Review was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

### STAFF CERTIFICATION

  
Joanne Shelly, AICP, RLA, LEED BDF+C  
Urban Designer/Landscape Architect